




CRESTWOOD ESTATES, L.L.C.
MANAGING PARTNER: RING
MANAGEMENT, INC.
DALE W. RING, PRESIDENT
2109 MEADOWCOVE DRIVE
ROWLETTE, TX. 75088
PHONE: (972)557-1182
FAX: (972)463-6737

TOTAL ACREAGE: 146.3 ACRES.

- NOTES:
1. EXISTING LAND USE IS AS FOLLOWS:
AGRICULTURAL
 2. PROPOSED LAND USE IS AS FOLLOWS:
MANUFACTURED HOME PARK
(MAXIMUM- 1000 LEASE SPACES)
 3. ALL PROPOSED STREETS SHALL BE PRIVATE.
 4. THERE IS NO EXISTING OR PROPOSED ZONING OF THIS TRACT.
 5. PHASE III OF THIS DEVELOPMENT IS PARTIALLY LOCATED
WITHIN A FEMA DESIGNATED 100 YEAR FLOOD PLAIN (ZONE A,
NO BASE FLOOD ELEVATIONS DETERMINED, FEMA PANEL NO.
48029C0620 E, 2/16/96).
 6. SEWAGE DISPOSAL SHALL BE PROVIDED BY S.A.W.S.
 7. WATER SERVICE TO BE SUPPLIED BY S.A.W.S.

JOB NO.: 88800		Crestwood Estates, A Planned Community		ALAMO CONSULTING ENGINEERING & SURVEYING, INC.				REVISIONS		APPROVED	
SHEET SCALE: 1" = 200'		PRELIMINARY		140 HEIMER RD., STE. 617, SAN ANTONIO, TX. 78232				9/3/99		23	
DATE: N/A		OVERALL DEVELOPMENT		PHONE: (210)828-0891				3/16/00		23	
28/04				FAX: (210)824-3055				10/11/00		23	
DESIGNED BY: RB								1		REVISED PER CITY OF SAN ANTONIO COMMENTS	
CHECKED BY: RB								2		REVISED PER CITY OF SAN ANTONIO COMMENTS	
FILE NAME: POADP								3		REVISED PER CITY OF SAN ANTONIO COMMENTS	
SHEET: 1 OF 1								4		DATE	
								5			

SEE
SHT. 1

SEE SHEET 2

PLAT No.
N/A

REVISIONS

RELEASED FOR CONSTRUCTION

THIS DRAWING IS
RELEASED UNDER
ROBERT J. BROWNING
(TEXAS P.E. 79873) ON
SEPTEMBER 3, 1999
FOR DESIGN REVIEW
PURPOSES ONLY.
IT IS NOT TO BE
USED FOR CONSTRUCTION
OR FOR ANY OTHER
PURPOSES.

ALAMO
CONSULTING ENGINEERING
& SURVEYING, INC.



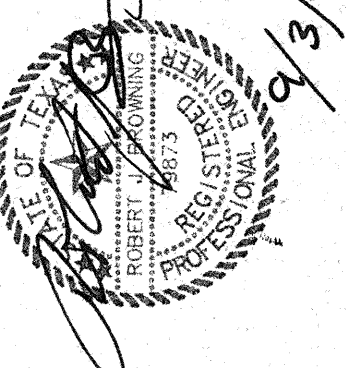
125 W. SUNSET RD., SAN ANTONIO, TX. 78209
PHONE: (210)828-0891 FAX: (210)824-3055

Crestwood Estates, A Planned Community

MANUFACTURED HOME PARK PLAN

JOB NO.: 88800
HORIZ. SCALE: 1" = 50'
VERT. SCALE: N/A
CONTOUR INT.: 2'
DRAWN BY: RB/AM/JJ
CHECKED BY: RB/AM
FILE NAME: P-MP3
SHEET: 3 OF 3
PAGE: 4 OF 5

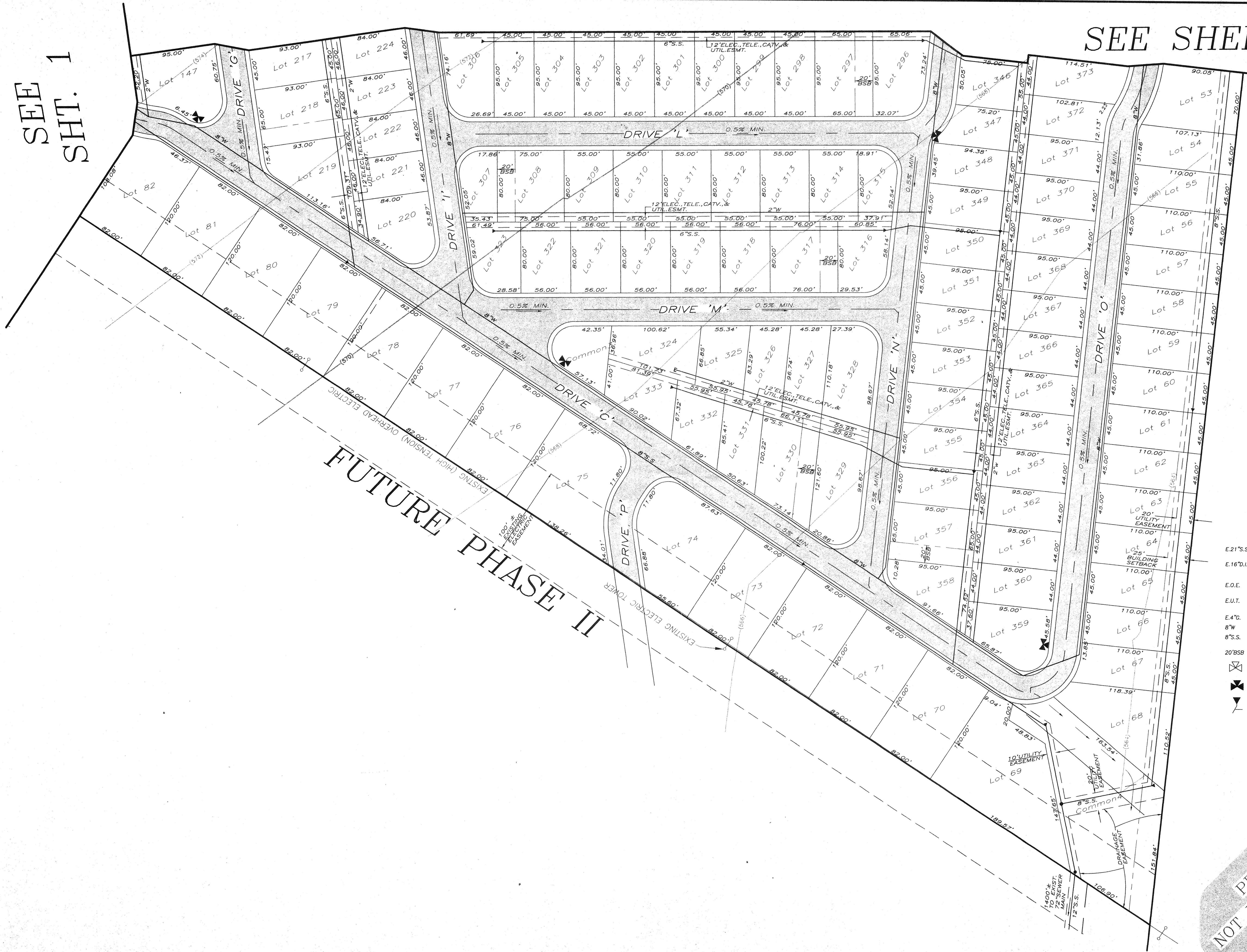
SCALE
1" = 50'



9/3/99

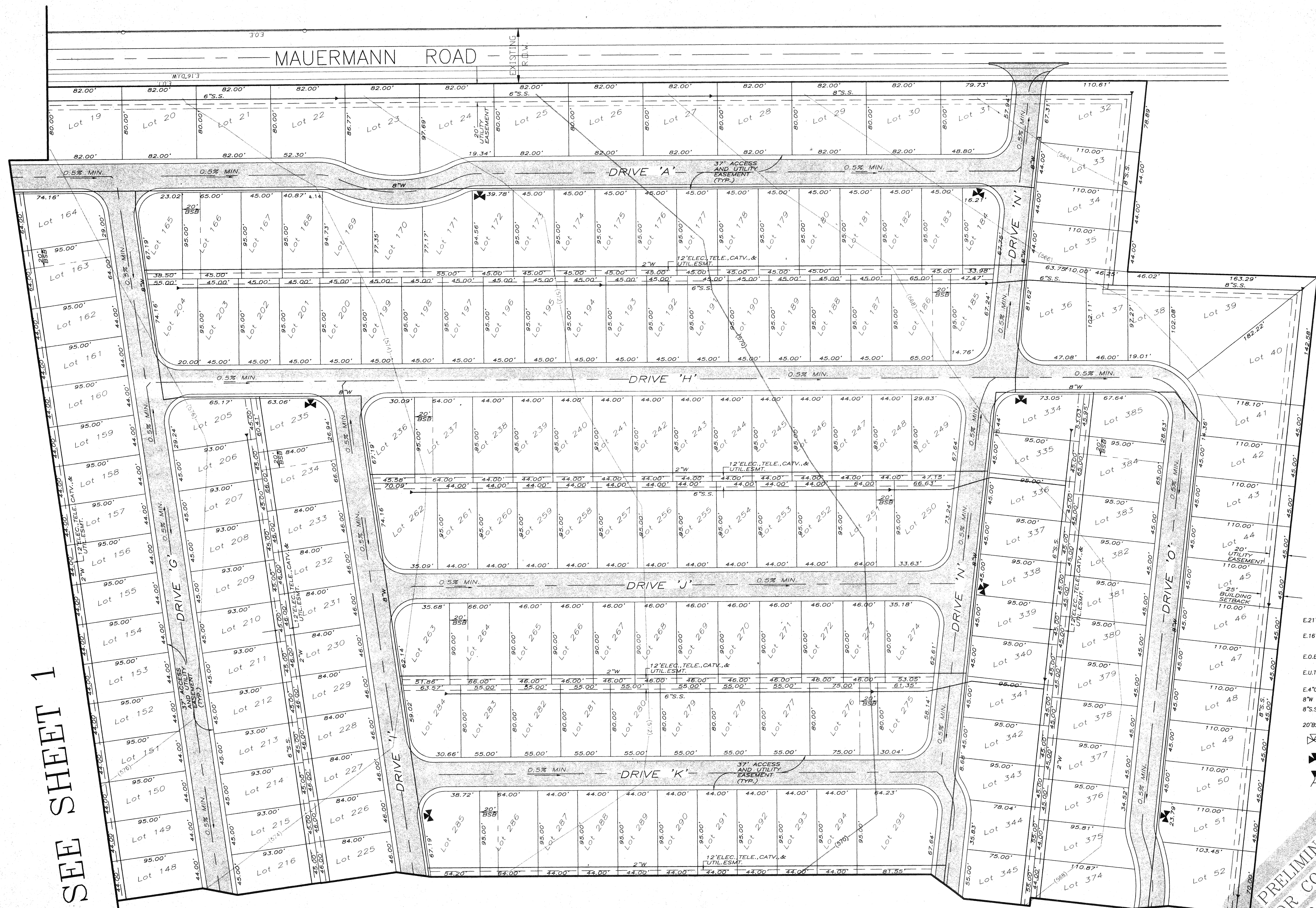
- LEGEND
- E.21"S.S. EXISTING 21" SANITARY SEWER
 - E.16"D.I.W. EXISTING 16" DUCTILE IRON WATER MAIN
 - E.O.E. EXISTING OVERHEAD ELECTRIC
 - E.U.T. EXISTING UNDERGROUND TELEPHONE
 - E.4"G. EXISTING 4" GAS
 - 8"W. PROPOSED 8" WATER MAIN
 - 8"S.S. PROPOSED 8" SANITARY SEWER
 - 20'BSB 20' BUILDING SETBACK
 - EXISTING FIRE HYDRANT
 - PROPOSED FIRE HYDRANT
 - SANITARY SEWER CLEANOUT

PRELIMINARY
NOT FOR CONSTRUCTION
9-3-99



SEE SHEET 1

SEE SHEET 3



- LEGEND
- E.21"S.S. EXISTING 21" SANITARY SEWER
 - E.16"D.I.W. EXISTING 16" DUCTILE IRON WATER MAIN
 - E.O.E. EXISTING OVERHEAD ELECTRIC
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 - SANITARY SEWER CLEANOUT

PRELIMINARY
NOT FOR CONSTRUCTION
9-3-99

PLAT NO.
N/A

REVISIONS	DATE	DESCRIPTION	APPROVED
1			
2			
3			
4			
5			

THIS DRAWING IS RELEASED UNDER THE AUTHORITY OF ROBERT J. BROWNING (REGISTERED PROFESSIONAL ENGINEER NO. 10073) ON SEPTEMBER 3, 1999, FOR DESIGN REVIEW PURPOSES ONLY. IT IS NOT TO BE USED FOR (EXAMPLE) BID OR CONSTRUCTION PURPOSES.

ALAMO CONSULTING ENGINEERING & SURVEYING, INC.

125 W. SUNSET RD., SAN ANTONIO, TX. 78209
PHONE: (210)828-0691 FAX: (210)824-3055


Crestwood Estates, A Planned Community

MANUFACTURED HOME PARK PLAN

JOB NO.: 88800
HORIZ. SCALE: 1" = 50'
VERT. SCALE: N/A
CONTOUR INT.: 2'
DRAWN BY: RB/GM/JJ
CHECKED BY: RB/GM
FILE NAME: P-MHP2
SHEET: 2 OF 3
PAGE: 3 OF 5

REVISIONS	RELEASED FOR CONSTRUCTION	DATE	DESCRIPTION	APPROVED
1				
2				
3				
4				
5				

THIS DRAWING IS
RELEASED UNDER
THE SEAL OF THE
STATE OF TEXAS
(TEXAS P.E. 79873) ON
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PURPOSES ONLY.
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USED FOR CONSTRUCTION
PURPOSES.



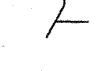
ALAMO
CONSULTING ENGINEERING
& SURVEYING, INC.

125 W. SUNSET RD., SAN ANTONIO, TX. 78209
PHONE: (210) 828-0691 FAX: (210) 824-3055

Crestwood Estates, A Planned Community
MANUFACTURED HOME PARK PLAN

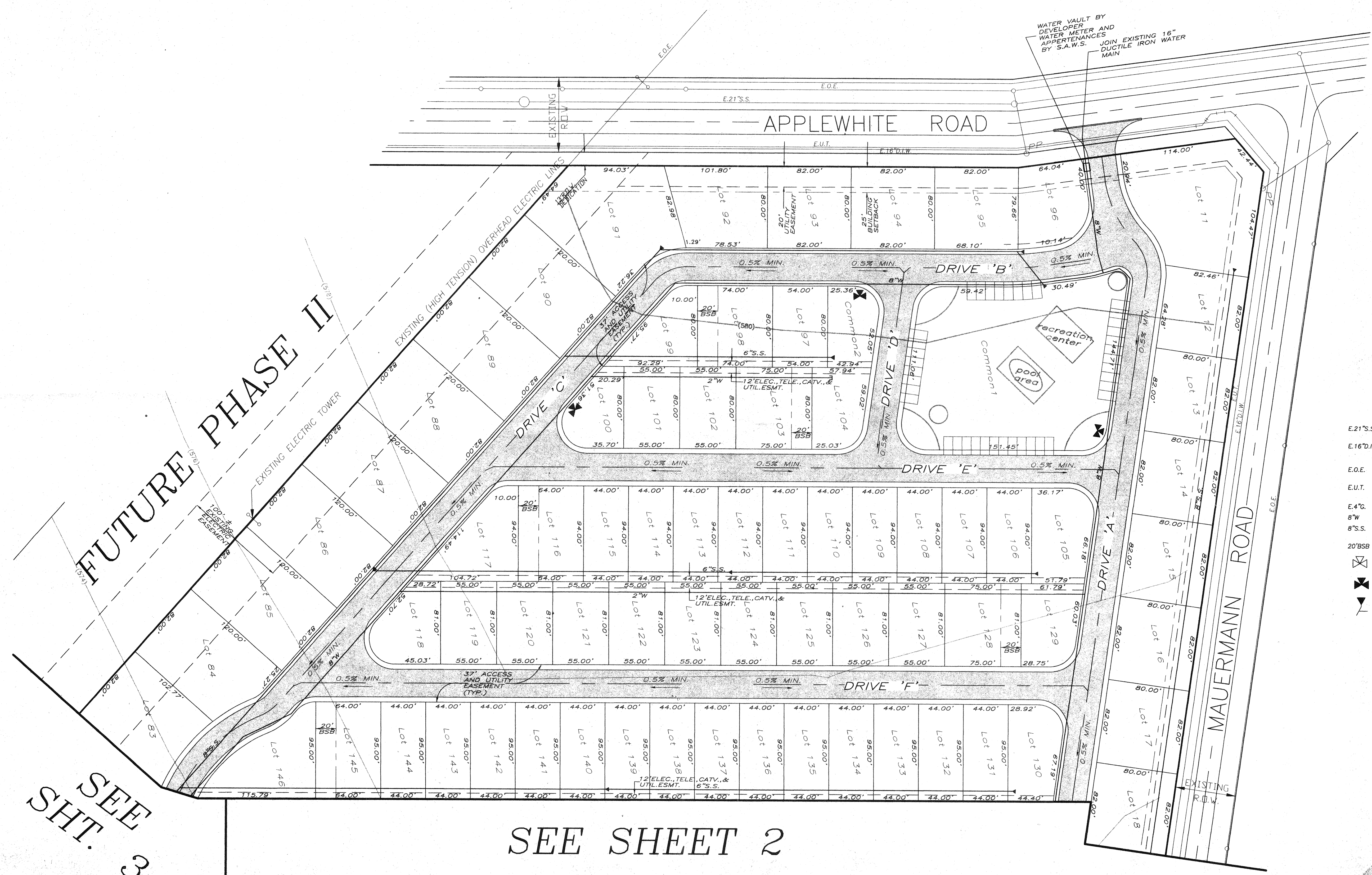
JOB NO. 88800
HORIZ. SCALE: 1" = 50'
VERT. SCALE: N/A
CONTR. INT. 2' 00" ON 40'
DESIGNED BY: RB/CM/JJ
CHECKED BY: RB/CM
FILE NAME: P-MP1
SHEET: 1 OF 3
PAGE: 2 OF 5

SCALE
1" = 50'

9/3/99

- LEGEND
- E.21"S.S. EXISTING 21" SANITARY SEWER
 - E.16"D.I.W. EXISTING 16" DUCTILE IRON WATER MAIN
 - E.O.E. EXISTING OVERHEAD ELECTRIC
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 - 20' BSB 20' BUILDING SETBACK
 -  EXISTING FIRE HYDRANT
 -  PROPOSED FIRE HYDRANT
 -  SANITARY SEWER CLEANOUT

NOT FOR CONSTRUCTION
9-3-99



SEE
SHT. 3

SEE SHEET 2

CRESTWOOD ESTATES, A PLANNED COMMUNITY

SAN ANTONIO, TEXAS, E.T.J.

PHASE I MANUFACTURED HOME PARK PLAN

PLAN NOT
REQUIRED BY
COSA
CHECK RETURNED 9-10-99
KEEP w/ POADA
FOR INFO
ONLY
JAY

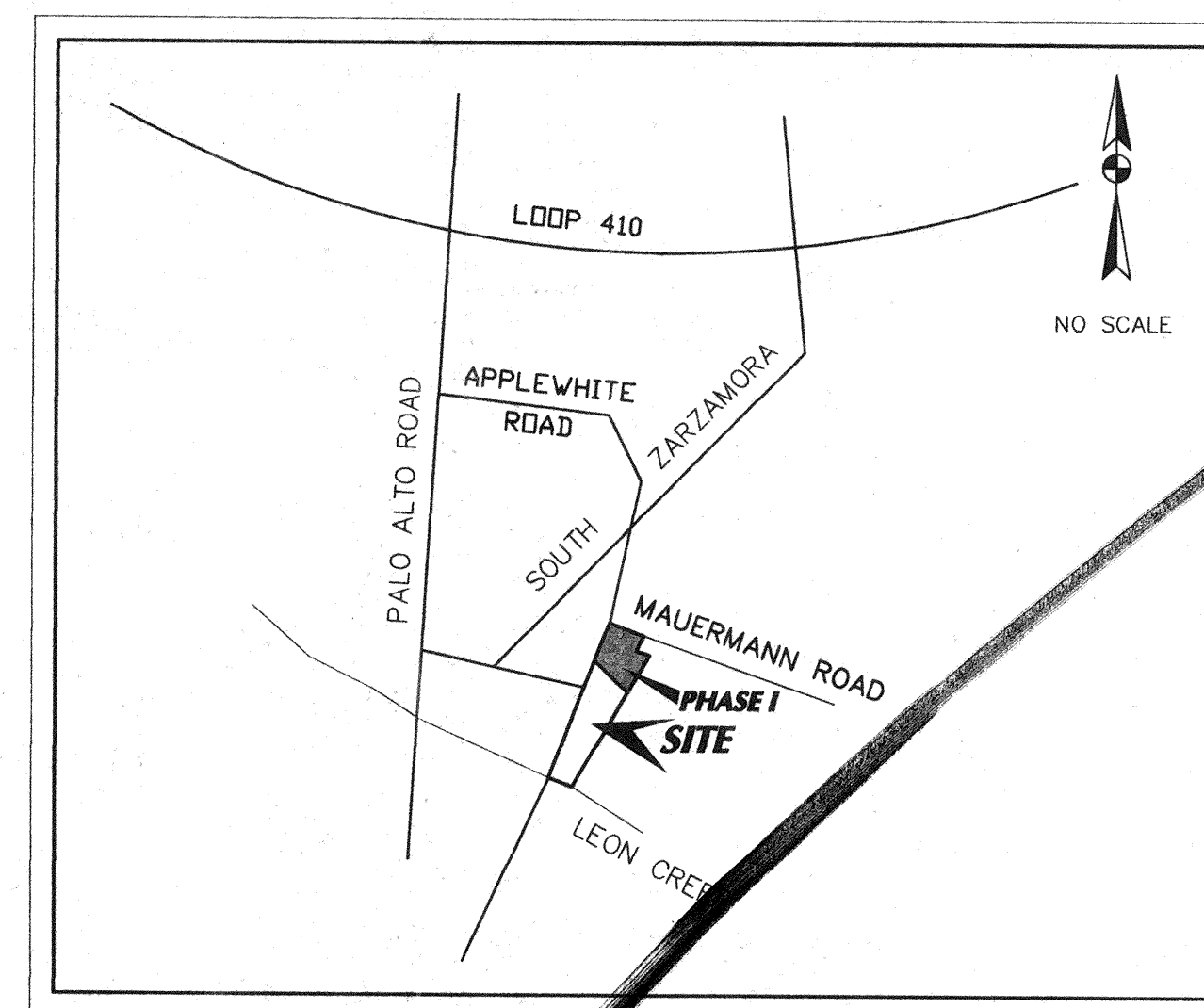
owner
cert.

NAME

Plc

DRAWING INDEX

PAGE	DESCRIPTION
1.	COVER
2.	MANUFACTURED HOME PARK PLAN (1 OF 3)
3.	MANUFACTURED HOME PARK PLAN (2 OF 3)
4.	MANUFACTURED HOME PARK PLAN (3 OF 3)
5.	GENERAL NOTES/ DETAILS



LOCATION MAP

show
this
phase
info
graphically

need
legal description
avg. area
lots
density
rec. area
calc.

PREPARED BY:

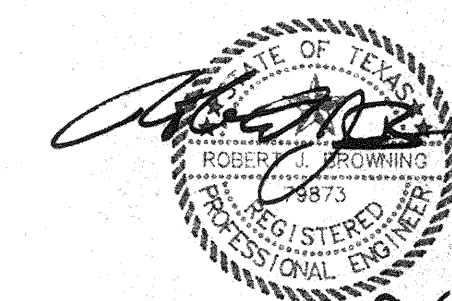


ALAMO CONSULTING ENGINEERING & SURVEYING
125 W. SUNSET RD. SAN ANTONIO, TEXAS 78209 (210) 828-0691

DWG.: ...P-MHP-COV.DWG

JOB NO.: 88800

RECEIVED
SEP-9 11:10 AM
COSA



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NOT FOR CONSTRUCTION
9-3-99
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UNDER THE AUTHORITY OF
ROBERT P. BROWNING
(TEXAS P.E. 73973) ON
SEPTEMBER 3, 1999
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CONSTRUCTION PURPOSES.

#684

CITY OF SAN ANTONIO

POADP APPLICATION

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio Unified Development Code and must be certified to contain the following:

Date Submitted: September 8, 1999 Name of POADP: Crestwood Estates, A
Crestwood Estates, Planned Community
Owners: L.L.P. Consulting Firm: Alamo Consulting Engineering
and Surveying, Inc.
Address: 14900 Lasater Road Address: 125 W. Sunset
Dallas, Tx. 75253 San Antonio, Tx. 78209
Phone: (972) 557-1182 Phone: (210) 828-0691
Existing zoning: N/A Proposed zoning: N/A
Texas State Plane Coordinates: X: _____ Y: _____

Site is over/within/includes: San Antonio City Limits? ☐ Yes ☒ No
Edwards Aquifer Recharge Zone: ☐ Yes ☒ No
Projected # of Phases: 3 ☒ Yes ☐ No

Land area being platted:

Lots

Acres

Single Family (SF)

Multi-family (MF)


Commercial and non-residential

3146.3

Is there a previous POADP for this Site? Name N/A No. _____
Is there a corresponding PUD for this site? Name N/A No. _____
Plats associated with this POADP or site? Name N/A No. _____
Name N/A No. _____
Name N/A No. _____

Contact Person and authorized representative:


Print Name: Robert J. Browning, P.E.
(Alamo Consulting Engineering and
Surveying, Inc.)

Signature: Date: September 8, 1999 Phone: (210) 828-0691Fax: (210) 824-3055

- X name of the POADP and the subdivision;
 - X indication of development phases on the POADP;
 - X perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
 - X north arrow and scale of the map;
 - X proposed land use by location, type and acreage;
 - X delineation of the circulation system including all collectors, arterial, and local type "B" streets;
 - X contour lines at intervals no greater than ten (10) feet;
 - X legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
 - X existing adjacent or perimeter streets;
 - X one hundred year flood plain limits;
 - X location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
 - X a complete application and certification with six copies of the POADP map, all maps to be folded (accordion style & manageable size);
- N/A POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
- X TIA requirements must be met prior to acceptance of a POADP, contact Amer Galani @ (210)207-2076;
- X the POADP ☐ does ☒ does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
- X The POADP ☐ is ☒ is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;

I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: Robert J. Browning, P.E. Signature: 
(Alamo Consulting Engineering
and Surveying, Inc.)

If you have any questions please call Elizabeth Carol at 207-7900

APPLICATION REVISED MARCH 17, 1997

PAGE 2 OF 2

RECEIVED
99 SEP -9 AM 10:41
LAND DEVELOPMENT
SERVICES DIVISION



CITY OF SAN ANTONIO

November 15, 2000

Mr. Bob Browning, P.E.

ACES Engineers, Inc.
140 Heimer Rd., Suite 617
San Antonio, TX 78232

Re: Crestwood Estates

POADP # 684

Dear Mr. Browning:

The City Staff Development Review Committee has reviewed Crestwood Estates Subdivision Preliminary Overall Area Development Plan # 684. Please find enclosed a signed copy for your files. Your plan was accepted, however please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- Access and R.O.W. issues along state facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your POADP, to include: floodplains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

Mr. Browning

Page 2

November 15, 2000

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this POADP will be invalid.

All Platting will have to comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7900.

Sincerely,

A handwritten signature in black ink, appearing to read "Emil R. Moncivais", written in a cursive style.

Emil R. Moncivais AIA, AICP
Director of Planning

EM/MH. Jr.

cc: Bob Opitz, P. E., Public Works



CITY OF SAN ANTONIO

June 5, 2000

Robert J. Browning, P.E.

Alamo Consulting Eng.
140 Heimer Rd. Suite 617
San Antonio, TX 78216

Re: Crestwood Estates Community

POADP #?

Dear Mr. Browning

The City Staff Development Review Committee has reviewed Crestwood Estates Community Subdivision Preliminary Overall Area Development Plan. Please note that your plan was not accepted, based on the following:

1.) Sec. 35-2075 Information Required

(d) Proposed land uses by location, type, and acreage. **Was incomplete.**

(e) Existing and proposed circulation system of collector, arterial, and local type B street and their relationship to any adjacent major thoroughfares; and any proposed alternative pedestrian circulation system. **Please show the R.O.W. widths of proposed roads.**

(g) Ownership from title and / or city or county roads for adjacent properties and, if known, proposed development of such land. **Was incomplete.**

(h) Existing adjacent or perimeter streets (**including right-of-way widths**), intersections, and developments. **Was incomplete.**

(i) One hundred-year floodplain limits as identified from the most current Flood Insurance Rate Maps published by the Federal Emergency Management Agency for the city of San Antonio and/or the applicable county. In cases where the one hundred-year flood plain for a particular watercourse is not shown on the published FIRM, a professional engineer shall develop a preliminary one hundred-year floodplain for each watercourse serving a watershed in excess of one hundred (100) acres. **Was not identified on plan.**

2.) Sec. 35-4110 Access From Major Thoroughfares

(d) Paragh, (2) The resulting additional ingress and egress of vehicles **Will** seriously disrupt the flow of traffic on the thoroughfare. A 1'-non accesses esm't will be required on the properties adjacent to the proposed collectors.

3.) Access needs to be provided to the adjoining properties for connectivity.

4.) An approved T.I.A. will be required.

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera at (210) 207-7900. Please return Redlines with resubmittel.

Sincerely,

A handwritten signature in dark ink, appearing to read "Emil R. Moncivais", written in a cursive style.

Emil R. Moncivais AIA, AICP
Director of Planning

EM/MH.Jr.

cc: Andrew J. Ballard, P. E., City Engineer



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW of POADP

TO:

- ☒ Public Works: ⇒ Streets ⇒ Drainage
☐ Building Insp.: ⇒ Tree Preservation ⇒ Fire Protection
☐ Major Thoroughfare ☐ Traffic T.I.A.
☐ Zoning ☐ Bexar County Public Works

FROM: Michael O. Herrera, Planner II

Date 10-24-99
(2ND REVIEW)

POADP NAME: CRESTWOOD ESTATES

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 11-3-00 before the POADP committee.

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

[Signature]

Signature

Sr. Engineering Associate 11/14/00

Title

Date



REQUEST FOR REVIEW of POADP

TO:

- ☐ Public Works: ⇒ Streets ⇒ Drainage
- ☐ Building Insp.: ⇒ Tree Preservation ⇒ Fire Protection
- ☐ Major Thoroughfare ☐ Traffic T.I.A.
- ☐ Zoning ☒ ~~Bexar~~ County Public Works

FROM: Michael O. Herrera, Planner II

Date 10-24-99
(2ND REVIEW)

POADP NAME: CRESTWOOD ESTATES

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 11-3-00 before the POADP committee.

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: Approval pending on the following comments:
- Complete flood study to determine BFEs
- Is property to be served by Sanitary Sewer?
- Location of nearest sewer line
- Alter street intersections to address sight
distance problems.

Amador Escobar
Signature

Civil Engineer
Title

11-2-00
Date



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW of POADP

TO:

☐ Public Works: ⇒ Streets ⇒ Drainage

☒ Building Insp.: ⇒ Tree Preservation ⇒ Fire Protection

☐ Major Thoroughfare

☐ Traffic T.I.A.

☐ Zoning

☐ Bexar County Public Works

RECEIVED OCT 25 2000

FROM: Michael O. Herrera, Planner II

Date 10-24-99
(2nd Review)

POADP NAME: CRESTWOOD ESTATES

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 11-3-00 before the POADP committee.

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments:

- Coordinate tree preservation

D. Reed

Signature

City Arborist

Title

11/3/00

Date



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW of POADP

TO:

- ☐ Public Works: ⇒ Streets ⇒ Drainage
- ☐ Building Insp.: ⇒ Tree Preservation ⇒ Fire Protection
- ☒ Major Thoroughfare ☐ Traffic T.I.A.
- ☐ Zoning ☐ Bexar County Public Works

FROM: Michael O. Herrera, Planner II

Date 10-24-99
(2ND REVIEW)

POADP NAME: CRESTWOOD ESTATES

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 11-3-00 before the POADP committee.



☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: APPLEWHITE ROAD IS ON THE MTP REQUIRING A
MIN. OF 80' ROW. PROPOSED PLAT APPEARS TO ADDRESS THOROUGHFARE

[Signature]
Signature

Planner
Title

102600
Date



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW of POADP

TO:

- ☐ Public Works: ⇒ Streets ⇒ Drainage
- ☐ Building Insp.: ⇒ Tree Preservation ⇒ Fire Protection
- ☐ Major Thoroughfare ☐ Traffic T.I.A.
- ☒ Zoning ☐ Bexar County Public Works

FROM: Michael O. Herrera, Planner II

Date 10-24-99
(2ND REVIEW)

POADP NAME: CRESTWOOD ESTATES

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 11-3-00 before the POADP committee.

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: Outside S.A. Ck

Paul Ryz

Signature

Title

10-25-2000

Date

CITY OF SAN ANTONIO
Public Works Department

Interdepartment Correspondence Sheet

TO: Michael Herrera, Planning Department

FROM: Engineering and Traffic Division


COPIES TO: File

SUBJECT: Crestwood Estates, POADP Level 3 T.I.A.


Date: October 13, 2000

The Engineering and Traffic Division has reviewed the Level-3 Traffic Impact Analysis for the Crestwood Estates POADP. The analysis is in compliance with the Traffic Impact Analysis Ordinance 91700.

Proposed to consist of manufactured housing, this property is estimated to generate 580 peak hour trips based on the 6th edition of the ITE Trip Generation Manual. These trips will be distributed through one access on Mauermann Rd. and three access points along approximately 2,300 linear feet of Applewhite Rd.


John D. Friebele, P.E.
Traffic Engineer

Approved by:


Andrew J. Ballard, P.E.
City Engineer



FACSIMILE TRANSMITTAL SHEET

TO:	FROM:
Mike Herrera	Bob Browning
COMPANY:	DATE:
City of San Antonio Planning Department	November 13, 2000
FAX NUMBER:	TOTAL NO. OF PAGES INCLUDING COVER:
207-4441	3
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
207-7974	88810
RE:	YOUR REFERENCE NUMBER:
Crestwood Estates POADP TLA Approval	---

☐ URGENT ☐ FOR REVIEW ☐ PLEASE COMMENT ☒ PLEASE REPLY ☐ FOR YOUR FILES

NOTES/COMMENTS:

Mike:

As requested, attached is the approval of the Crestwood Estates Level 3 Traffic Impact Analysis, as received from the City of San Antonio Engineering and Traffic Division.

Please contact me at (210) 828-0691 if you have any questions or require further information. Otherwise, please forward approval of the POADP for this development at your convenience.

Thank you for your time and consideration.

Sincerely:

Robert J. Browning, P.E.

Project Manager

Alamo Consulting Engineering and Surveying, Inc.

Received
10-3-00
JS

CITY OF SAN ANTONIO
Public Works Department

Interdepartment Correspondence Sheet

TO: Michael Herrera, Planning Department

FROM: Engineering and Traffic Division

COPIES TO: File

SUBJECT: Crestwood Estates, POADP Level 3 T.I.A.

Date: September 14, 2000

The Engineering and Traffic Division has reviewed the Level-3 Traffic Impact Analysis for the Crestwood Estates POADP. The analysis is in compliance with the Traffic Impact Analysis Ordinance 91700.

Proposed to consist of manufactured housing, this property is estimated to generate 580 peak hour trips based on the 6th edition of the ITE Trip Generation Manual. These trips will be distributed through one access on Mauermann Rd. and three access points along approximately 2,300 linear feet of Applewhite Rd.

Due to the proximity of Mauermann Rd. with the Applewhite entrance proposed in Phase 1, the Traffic Division recommends moving this entrance at least 500 feet to the south.



Jim Clements, P.E.
Traffic Design Engineer

Approved by:



Andrew J. Ballard, P.E.
City Engineer



ALAMO CONSULTING ENGINEERING & SURVEYING, INC.

140 HEIMER RD., SUITE 617

SAN ANTONIO, TX 78232

PHONE: (210) 828-0691

FAX NO.: (210) 824-3055

October 11, 2000

City of San Antonio
Planning Department
P.O. Box 839966
San Antonio, Tx. 78283-3966

Attn.: Mr. Michael O. Herrera

Re: Crestwood Estates
Preliminary Overall Development Plan (POADP)

Mr. Herrera:

Attached are six copies of the revised POADP for the above referenced development. This plan has been revised to address the June 5, 2000 review comments received from the City of San Antonio as follows:

1) Sec. 35-2075 Information Required

- (d) Additional information regarding proposed land uses has been added. As note 2 indicates, all three phases of this development will be developed into one contiguous Manufactured Home Community. A maximum of 1000 manufactured home lease spaces will be developed.
- (e) The width of all Private Roadway Easements shall be 37 feet minimum. This has been clarified on the plan.
- (g) Any proposed development for adjacent properties is unknown. Information regarding existing development of adjacent properties has been added.
- (h) Adjacent street right-of-way information has been added.
- (i) The location of the existing FEMA 100 year floodplain has been clarified.

2) Section 35-4110 Access From Major Thoroughfares

- (d) 1' non-access easements have been added on properties adjacent to Applewhite and Mauerrman Roads.

3) Access to adjoining properties

As the proposed development is a private manufactured home community, access to adjoining properties has not been added.

4) T.I.A. approval.

A level two traffic impact analysis has been reviewed by the City of San Antonio Public Works Department (Mr. Jim Clements, P.E.). To address the comments of this department, as well as the comments of the Planning Department, the Applewhite Road entrance to Phase I has been relocated to approximately 425 ft. south of Mauermann (instead of 175 feet). Copies of the revised POADP are being submitted to Mr. Clements.

Approval of this T.I.A. is pending. Verification of the approval will be submitted to your office as soon as possible.

Additional comments marked on POADP copy on (6-6-00).

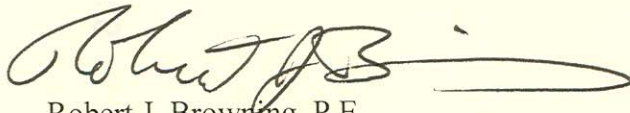
Regarding 'linkage to possible parkway', ten foot wide 'Pedestrian Access Easements' have been added to the proposed Phase III layout.

A typical street section has been added.

As discussed (October 2, 2000), the Applewhite Road entrance to Phase II has not been moved to align with Walsh Road. The previously submitted location of this entrance has been maintained so that access to all areas of the development can be readily provided.

Please process this POADP submittal for review as soon as possible, and/ or contact this office if you have any questions or concerns. Thank you for your time and consideration.

Sincerely,
Alamo Consulting Engineering and Surveying, Inc.



Robert J. Browning, P.E.
Project Manager

Attachments:

- 6-Preliminary Overall Development Plan (POADP, rev. 10-11-00)
- 1-POADP redline comments (City of San Antonio comments, 6-06-00)

c.c.

file: 88810-dsg-corr-out
Mr. Dale Ring (fax 972-463-6737)



FACSIMILE TRANSMITTAL SHEET

TO:	Mike Herrera	FROM:	Bob Browning
COMPANY:	City of San Antonio Planning Department	DATE:	September 21, 2000
FAX NUMBER:	207-4441	TOTAL NO. OF PAGES INCLUDING COVER:	3
PHONE NUMBER:	207- 2974 7900	SENDER'S REFERENCE NUMBER:	93200
RE:	Crestwood Estates POADP comments	YOUR REFERENCE NUMBER:	---

☐ URGENT ☐ FOR REVIEW ☐ PLEASE COMMENT ☒ PLEASE REPLY ☐ FOR YOUR FILES

NOTES/COMMENTS:

Mike:

I have a question regarding one of your redline comments on the POADP for Crestwood Estates.

As requested, we have relocated the Applewhite Road entrance to Phase 1 of the development to approximately 425 ft. south of Mauermann (instead of 175 feet).

Your redlines also requested that the phase 2 entrance be moved 1000 ft. +/- to the north, so that it would align with Walsh Road. However, the developer would prefer to keep the entrance to Phase 2 at the location shown on the previously submitted POADP. Please refer to the attached exhibit. We offer the following comments in support of the previously submitted location:


1. The three Applewhite Road entrances are approximately evenly spaced in order to readily provide access to all areas of the development.
2. A level 2 Traffic Impact Analysis has been completed on this development. Per this analysis, a relatively low traffic volume is expected to be generated by this

development. Per conversations with the Traffic Consultant who prepared the analysis, relocation of the entrance would not improve traffic conditions in the vicinity of the project.

3. Jim Clements, P.E., City of San Antonio Traffic Division, has reviewed the above noted TIA. He is prepared to approve this analysis (with the above noted relocation of the phase 1 entrance). Per conversations with Mr. Clements, the previously submitted location of the Phase 2 entrance is acceptable to his department.

Please contact me at your earliest convenience to discuss the location of this entrance. If you prefer, I would be happy to stop by your office to discuss any concerns you may have. Thank you in advance for your time and consideration.

Thanks.

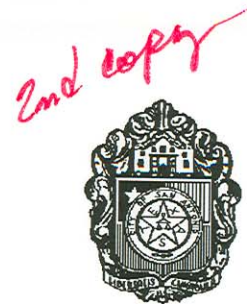
A handwritten signature in dark ink, appearing to read 'Bob Browning', with a long horizontal flourish extending to the right.

Robert J. Browning, P.E.

Project Manager

Feb 28, 1999
Acres
Residence
156
Census

SAN ANTONIO PLANNING DEPARTMENT
LAND DEVELOPMENT SERVICES



FAX COVER SHEET

DATE: 9-20-99

TO: Alamo Consulting Eng

PHONE # _____

FAX # 824-3055

NUMBER OF PAGES INCLUDING THIS COVER 1

- | | |
|------------------------------------------------------|---------------------------------------|
| <input type="checkbox"/> For Your Review | <input type="checkbox"/> FYI |
| <input type="checkbox"/> Reply ASAP | <input type="checkbox"/> Directions |
| <input type="checkbox"/> At Your Request | <input type="checkbox"/> Instructions |
| <input type="checkbox"/> Need Additional Information | <input type="checkbox"/> Urgent |

The POADP committee reviewed your POADP for Crestwood Estates. The plan is on hold pending a TIA review. ¹Also, please note Bexar Co. Public Works (BCPW) as well as our public works department will not allow an access on Applewhite so close to Mauerman Rd. You may provide a second access on Mauerman, or more preferably, at Walsh Rd. ²You must speak to both Public Works department to come to an agreement on the access. ³A 1' non access easement will need to be provided along Mauerman and Applewhite were there are no entrance points. Please indicate the ROW width for these streets also.

BCPW wants to see a typical street section on the plan. You also need to designate a collector within the site. They will also want a flood study to determine the Base Flood Elevations.

This plan will be on hold pending these revisions.



FROM: J. JAY - PLANNER II
phone # 210-207-7889
fax # 210-207-4441
e-mail: jeanjay@ci.sat.tx.us

7.1.1
Star Keynotes

WELLS FARGO BANK

P.O. BOX 850777, MESQUITE, TX 75185-0777

DALE OR CATHERINE RING

3006 HARBORVIEW
ROWLETT, TX 75088

2234

DATE 8-7-99

35-1787
1130(0)

PAY
TO THE
ORDER OF

City of San Antonio
Three thousand seven hundred and seventy and 00/100

\$ 370.00

DOLLARS

Small, feature
boxed, located
bottom of back.

CRESTWOOD EST. POADP

THIS CHECK IS DELIVERED FOR PAYMENT ON THE ACCOUNTS LISTED

⑈002234⑈ ⑆113017870⑆0909 689028⑈

Dale Ring

MP

CITY OF SAN ANTONIO
P.O. BOX 839975
SAN ANTONIO, TX 78283-3975

1601442

AMT ENCLOSED

50-04-5573
DALE OR CATHERINE RING
3006 HARBORVIEW
ROWLETT TX. 75088

AMOUNT DUE 370.00
INVOICE DATE 9/13/1999
DUE DATE 9/13/1999

PHONE: 000 - 0000

POADP
CRESTWOOD EST.

FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE	INVOICE	ACCOUNT	DUE DATE	OFFICE HOURS
9/13/1999	1601442	50-04-5573	9/13/1999	7:45 - 4:30

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	012542-001	PLAN REVIEW FEES	370.00

↓

AGREEMENT DATES	SERVICE DATES	ORDINANCE	CONTRACT	DOCUMENT
ST:	09/12/1999		CK# 2234	CRESTWOOD EST.
END	09/12/1999			

PREVIOUS BAL	CURRENT CHARGES	NEW BALANCE	TOTAL AMT DUE
0.00	370.00	370.00	370.00

CITY OF SAN ANTONIO
PLANNING-FOURTH FLOOR P.O. BOX 839975 SAN ANTONIO, TX 78283-3975
PAGE 1 OF 1

↓



TRANSMITTAL SHEET

TO:
City of San Antonio
Planning Department
114 W. Commerce St., 4th Floor
P.O. Box 839966-3966
San Antonio, Tx. 78283-3966

FROM:
Bob Browning
REGARDING:
**Crestwood Estates, A Planned
Community
POADP Application**

ATTN:
ELIZABETH CAROL

DATE:
September 8, 1999

- | | | |
|--------------------------------------------------|--------------------------------------------|------------------------------------------------------|
| <input type="checkbox"/> URGENT | <input type="checkbox"/> ATTACHED HERETO | <input type="checkbox"/> UNDER SEPARATE COVER |
| <input checked="" type="checkbox"/> FOR REVIEW | <input type="checkbox"/> IMPROVEMENT PLANS | <input type="checkbox"/> MYLAR ORIGINALS |
| <input checked="" type="checkbox"/> FOR APPROVAL | <input type="checkbox"/> SUBDIVISION PLAT | <input type="checkbox"/> REPRODUCIBLE PRINTS |
| <input type="checkbox"/> AS REQUESTED | <input type="checkbox"/> SPECIFICATIONS | <input checked="" type="checkbox"/> BLUE LINE PRINTS |
| <input type="checkbox"/> FOR YOUR REFERENCE | <input type="checkbox"/> REPORTS | <input type="checkbox"/> ORIGINAL DOCUMENTS |
| | <input type="checkbox"/> AS-BUILT DRAWINGS | <input type="checkbox"/> XEROX COPIES |
| | <input type="checkbox"/> AERIAL TOPOGRAPHY | <input type="checkbox"/> ELECTRONIC MEDIA |

COPIES: SHEETS: DATE: DESCRIPTION:

6	1	9-3-99	Preliminary Overall Development Plan (POADP)
1	2	9-8-99	POADP Application
1	1	9-7-99	POADP Application fee (\$370, check no. <u>2234</u>)

NOTES/COMMENTS:

Elizabeth:

Please process this POADP submittal for approval as soon as possible. Contact this office if you have any questions or require further information.
Thank you in advance for your time and consideration.

x.c.:

Signed:

Robert Browning, P.E.
Project Manager

RECEIVED
99 SEP -9 AM 10:41
PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

ALAMO CONSULTING ENGINEERING AND SURVEYING, INC.
125 W. SUNSET RD., SAN ANTONIO, TX. 78209
PHONE: (210) 828-0691 FAX: (210) 824-3055